

Single Family Residence **RESIDENTIAL**

256 HANCOCK ST

FALL RIVER, MA 02721

\$458,494 TopHap Estimate · \$169 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,720 ft²
LIVING AREA

0.19 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$458K

\$424K low

\$493K high

Last Sale

\$91,500 · Jun 22, 1989

Est. Owner Equity

\$258,494

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,109 (2025)
Assessed Value	\$446,200
Assessor Market Value	\$506,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 27, 2015	Quitclaim	Quit Claim Transfer			
Apr 12, 2014	Financing	Grant Deed			\$25K
Oct 28, 2011	Financing	Mortgage			\$175K
Aug 19, 2008	Financing	Grant Deed			\$150K
Aug 19, 2008	Recorded document	Grant Deed	\$1	\$0	
Feb 20, 1996	Financing	Mortgage			\$45K
Jun 22, 1989	Resale	Grant Deed	\$91,500	\$34	\$67K
Sep 9, 1988	Financing	Mortgage			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.8 mi
Matthew J. Kuss Middle School	Middle	6–8	2.6 mi
B.M.C. Durfee High School	High	9–12	3.6 mi

District: Fall River School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 02721

129 CRIME INDEX	96 AIR POLLUTION	28,059 POPULATION	\$57K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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